

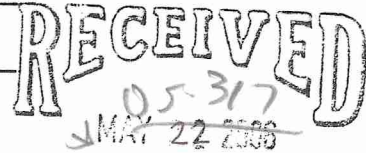
PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AR AMOUNT OF FEE \$1488.52

RECEIPT # I200619734

DATE HEARD May 10, 2006

BY CZAB # 14



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

BY \_\_\_\_\_  
DATE RECEIVED STAMP \_\_\_\_\_

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 05-317

Filed in the name of (Applicant) Emily Development, LLC

Name of Appellant, if other than applicant same

Address/location of APPELLANT'S property: attached as Exhibit A

Application, or part of Application being Appealed (Explanation): Entire appealable application.

Appellant (name): Emily Development, LLC  
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

The Community Zoning Appeals Board 14 decision was not based on substantial competent evidence. The Applicant presented substantial competent evidence in support of the application and the Department of Planning and Zoning recommended approval of the application.

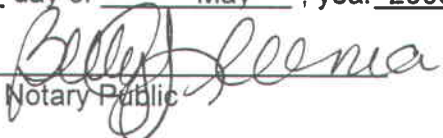
**APPELLANT MUST SIGN THIS PAGE**

Date 19 day of May, year: 2006

Signed \_\_\_\_\_  

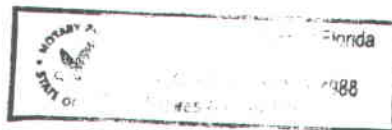

Mr. Juan Carlos Uribarri  
**Emily Development, LLC**  
5333 Collins Avenue, Suite 1408  
Miami Beach, FL 33140  
786-356-3651 Phone  
305-819-5416 Fax

Subscribed and Sworn to before me on the 19 day of May, year 2006

\_\_\_\_\_  
  
Notary Public

(stamp/seal)

Commission Expires:



**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Juan Carlos Uribarri  
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal  
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record In Community  
Zoning Appeals Board matter because of the following:

(Check all that apply)

1. Participation at the hearing  
  X   2. Original Applicant  
       3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury I  
and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

[Signature]  
Signature

ANA Hernandez  
Print Name

[Signature]  
Signature

Violet Godoy  
Print Name

[Signature]  
Appellant's Signature

Juan Carlos Uribarri  
Print Name

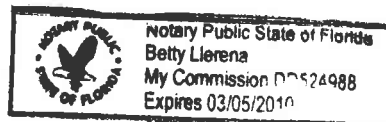
Sworn to and subscribed before me on the 19 day of May year 2006.

Appellant is personally know to me or has produced \_\_\_\_\_ as  
identification.

[Signature]  
Notary Public

(stamp/seal)

Commission Expires:



## DISCLOSURE OF INTEREST\*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Emily Development LLC

NAME AND ADDRESS	Percentage of Stock
<u>Angel Menes, 47 SW 105 Place, Miami, FL 33174</u>	<u>33 %</u>
<u>Juan Carlos Uribarri, 16917 NW 83 Place, Miami Lakes, FL 33016</u>	<u>33.5 %</u>
<u>Marcelino Uribarri, 5333 Collins Avenue, # 1408, Miami Beach, FL 33140</u>	<u>33.5 %</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME:  

NAME AND ADDRESS	Percentage of Interest
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:  

NAME AND ADDRESS	Percent of Ownership
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE** by a corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

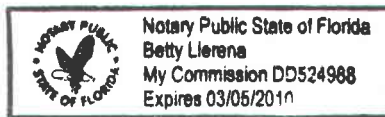
The above is a full disclosure of all parties of interest in his application to the best of my knowledge and belief.

Signature: \_\_\_\_\_  
(Applicant)

Sworn to and subscribed before me this 19 day of May, 2006. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Public)

My commission expires \_\_\_\_\_



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or a other country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interesis, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five percent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership corporation or trust.

**EXHIBIT "A"**

**Legal Description**

The NW ¼ of the SW ¼ of the NE ¼ of Section 14, Township 57 South, Range 38 East,  
Less the North 25 feet thereof, and Less the West 35 feet of the North ½ thereof, lying and  
being in Miami-Dade County, Florida.

Tax Folio #: 30 7814 000 0270



OWNERSHIP AFFIDAVIT  
FOR CORPORATION

STATE OF FLORIDA

Public Hearing No. \_\_\_\_\_

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Juan Carlos Uribarri, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of Emily Development, LLC, with the following address: 5333 Collins Avenue, Suite 1408, Miami Beach, FL 33140.
2. The Corporation owns the property, which is the subject of the proposed hearing.
3. The subject property is legally described as: Exhibit A.
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_  
Affiant's signature

Print Name \_\_\_\_\_  
Juan Carlos Uribarri

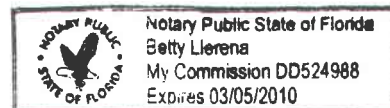
Sworn to and subscribed before me on the 19 day of May, 2006. The Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Signature \_\_\_\_\_  
Notary Public Signature

Print Name \_\_\_\_\_  
Betty Llerena

State of Florida

My Commission Expires: 3-5-10



**EXHIBIT "A"**

**Legal Description**

The NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 14, Township 57 South, Range 38 East,  
Less the North 25 feet thereof, and Less the West 35 feet of the North  $\frac{1}{2}$  thereof, lying and  
being in Miami-Dade County, Florida.

Tax Folio #: 30 7814 000 0270